

MINUTES
WEST ALLIS COMMUNITY DEVELOPMENT AUTHORITY MEETING
TUESDAY, OCTOBER 6, 2015
6:00 P.M.
ROOM 128 - 7525 WEST GREENFIELD AVENUE

PRESENT: Gerald Matter, Chair; Wayne Clark, Vice Chair; Ald. Barczak; Ald. Czaplewski; Jason Metz
Karin Gale

EXCUSED: Pete Hansen

STAFF John Stibal, Development Department Director
Patrick Schloss, Community Development Manager
Kristi Johnson, Community Development Supervisor

OTHERS: Ald. Roadt, Ald. Vitale, Ald. Lajsic
Ed Lisinski, Director, Department of Building Inspection and Neighborhood Services
Jane Ford, CNI Newspapers

1. Approval of minutes of the meeting of August 11, 2015.

A motion was made by Wayne Clark and seconded by Jason Metz to approve the minutes of the August 11, 2015 meeting.

The motion carried unanimously.

2. Resolution authorizing the Executive Director to enter into an environmental remediation contract with Rams Contracting, Ltd, relative to 1501 S. 113 St., estimated to be in the amount of \$36,800.
3. Resolution to amend a professional environmental services contract with AECOM, relative to the Former Home Juice Redevelopment Area and properties located at 1501 S. 113 St. and 1445, 14** and 1433 S. 113 St., in an amount not to exceed \$9,700.
4. Resolution accepting an additional \$20,000 U.S. EPA Revolving Loan Fund Subgrant from the City of West Allis for the property located at 1445 & 1501 S. 113 St.
5. Resolution approving a Memorandum of Understanding by and between the Community Development Authority of the City of West Allis and Supreme Builders, Inc. relative to expenses of approximately \$30,000 for the development and environmental conditions at the property located at 1445 & 1501 S. 113 St.

Items 2-5 were considered together.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Karin Gale to approve the Resolution authorizing the Executive Director to enter into an environmental remediation contract with Rams Contracting, Ltd, relative to 1501 S. 113 St., estimated to be in the amount of \$36,800, the Resolution to amend a professional environmental services contract with AECOM, relative to the Former Home Juice Redevelopment Area and properties located at 1501 S. 113 St. and 1445, 14** and 1433 S. 113 St., in an amount not to exceed \$9,700, the Resolution accepting an additional \$20,000 U.S. EPA Revolving Loan

Fund Subgrant from the City of West Allis for the property located at 1445 & 1501 S. 113 St., and the Resolution approving a Memorandum of Understanding by and between the Community Development Authority of the City of West Allis and Supreme Builders, Inc. relative to expenses of approximately \$30,000 for the development and environmental conditions at the property located at 1445 & 1501 S. 113 St.

The motion carried unanimously.

6. Resolution authorizing the Executive Director to approve the Offer Terms and Conditions submitted by HSA Commercial Real Estate for the property located at 1960 S. 67th Pl. (Juneau Highlands Business Park) for the construction of a 150,000 sq. ft. industrial facility.

This item was discussed in closed session.

7. Resolution authorizing the Executive Director to enter into an architectural and design services contract for the property located at 6771 W. National Ave., in an amount not to exceed \$25,000.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Barczak to approve the Resolution authorizing the Executive Director to enter into an architectural and design services contract for the property located at 6771 W. National Ave., in an amount not to exceed \$25,000.

The motion carried unanimously.

8. Resolution amending the real estate marketing and brokerage services contract by and between the Community Development Authority of the City of West Allis and The Boerke Company, Inc. for an extension of time for marketing of various CDA-owned properties and an additional \$10,000.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Barczak to approve the Resolution amending the real estate marketing and brokerage services contract by and between the Community Development Authority of the City of West Allis and The Boerke Company, Inc. for an extension of time for marketing of various CDA-owned properties and an additional \$10,000.

The motion carried unanimously.

9. Resolution authorizing the Executive Director to negotiate the acquisition of the property located at 7402-08 W. Washington St., in an amount not to exceed \$235,000.

This item was discussed in closed session.

10. Resolution amending the contract for professional/services with AECOM for environmental services for the development of bid specifications, oversight of demolition, and reporting for the properties at 11406 and 11528 W. Rogers St., in the amount up to \$5,000.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Barczak to approve the Resolution amending the contract for professional/services with AECOM for environmental services for the development of bid specifications, oversight of demolition, and reporting for the properties at 11406 and 11528 W. Rogers St., in the amount up to \$5,000.

The motion carried unanimously.

11. Resolution approving a Cooperation Agreement by and between the Community Development Authority and the City of West Allis for the administration of various funds for demolition-related expenses of Zombie properties.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Barczak to approve the Resolution approving a Cooperation Agreement by and between the Community Development Authority and the City of West Allis for the administration of various funds for demolition-related expenses of Zombie properties.

The motion carried unanimously.

12. Resolution approving a contract for construction services with Kuhs Quality Homes, Inc. for the construction of two single-family homes located at 2065 S. 57 St. in the amount of \$230,591 and 2104 S. 70 St. in the amount of \$237,602.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Barczak to approve the Resolution approving a contract for construction services with Kuhs Quality Homes, Inc. for the construction of two single-family homes located at 2065 S. 57 St. in the amount of \$230,591 and 2104 S. 70 St. in the amount of \$237,602.

The motion carried unanimously.

13. Resolution amending the financial consultant contract with S.B. Friedman & Co., in an amount not to exceed \$25,000.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Jason Metz to approve the Resolution amending the financial consultant contract with S.B. Friedman & Co., in an amount not to exceed \$25,000.

The motion carried unanimously.

14. Resolution approving the PHA One-Year Plan (2016) for the Housing Choice Voucher (HCV) program.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Karin Gale to approve the Resolution approving the PHA One-Year Plan (2016) for the Housing Choice Voucher (HCV) program.

The motion carried unanimously.

Note: This Resolution will be presented again at the October 13, 2015 meeting due to publication requirements.

15. Resolution authorizing the Department of Development to write off as uncollectible an outstanding balance of \$10,844.00 on Housing loans to Gary Macaluso relative to the property at 1729 S. 59 St.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Karin Gale to approve the Resolution authorizing the Department of Development to write off as uncollectible an outstanding balance of \$10,844.00 on Housing loans to Gary Macaluso relative to the property at 1729 S. 59 St.

The motion carried unanimously.

16. Consideration relative to Report on Redevelopment Initiatives:

- a. Six Points/Farmers Market Redevelopment Area/TIF Number Five
- b. S. 67 & W. Becher Pl. Industrial Park/TIF Number Six
- c. S. 67 & W. Washington St./TIF Number Seven
- d. Pioneer District – S. 77 St. to S. 84 St. along W. National Ave./TIF Number Nine
- e. S. 116 St. & W. Rogers St./TIF Number Ten
- f. 84th & Greenfield/TIF Number Eleven
- g. Former Teledyne Site/TIF Number Twelve
- h. Former Home Juice Redevelopment Area/TIF Number Thirteen
- i. 68th & Mitchell (former Milwaukee Ductile Iron)/TIF Number Fourteen
 - Discussion ensued with questions being answered by staff.
- j. S. 60 St. Corridor
- k. Other Redevelopment Areas:
 - 1) Veterans Park Redevelopment Area/TIF Number Two
 - 2) Quad/Graphics/TIF Number Three
 - 3) S. 60 St. and W. Beloit Rd.
 - 4) Towne Centre Redevelopment
 - 5) Downtown Redevelopment
 - 6) Wisconsin State Fair Park
 - 7) Exterior Property Maintenance Program
 - 8) Hwy 100 Corridor – Potential Development Opportunities
 - 9) 1928 S. 62 St. – Plating Engineering Site
 - 10) S. 116 St. and W. Morgan Ave.
 - 11) Beloit Road Senior Housing Complex
 - 12) 6215 W. National Ave. (former Chalet Restaurant property)
 - 13) Neighborhood Stabilization Program and HOME Program activities
 - a. 903 S. 56 St.
 - b. 1622 S. 59 St.
 - c. 2065 S. 57 St.
 - d. 2104 S. 70 St.
 - e. 8614 W. Mitchell St.
 - f. 1606 S. 59 St.
 - 14) First-Ring Industrial Redevelopment Enterprise (FIRE)
 - 15) W. National Ave. Corridor
 - 16) 2020 Hwy 100 project
 - 17) I-94 Zoo Interchange
- l. Intergovernmental relations

17. Consideration relative to Reports for Beloit Road Senior Apartments, LLC.

Item 17 was considered and presented by staff.

Gerald Matter, Chair, recommended accepting the Reports for Beloit Road Senior Apartments, LLC and placing them on file.

The motion carried unanimously.

18. Notice of Closed Session of the Community Development Authority.

At 6:20 p.m., Chair Matter stated it was the intention of the Authority to vote on a motion to convene in closed session at said time and place for discussion/action relative to:

The Community Development Authority of the City of West Allis will meet at approximately 6:00 p.m., or as soon thereafter as time permits on Tuesday, October 6, 2015, in Room 128, City Hall, 7525 W. Greenfield Ave., West Allis, Wisconsin, following conclusion of consideration of the above portion of its regularly scheduled agenda, to vote on a motion to convene in closed session at said time and place for discussion/action relative to:

- a. Discussion/action relative to negotiations with various developers for the Six Points/Farmers Market Redevelopment Area.
- b. Discussion/action relative to negotiations with various developers for the 84th & Greenfield Redevelopment Area.
- c. Resolution authorizing the Executive Director to approve the Offer Terms and Conditions submitted by HSA Commercial Real Estate for the property located at 1960 S. 67th Pl. (Juneau Highlands Business Park) for the construction of a 150,000 sq. ft. industrial facility.
- d. Resolution authorizing the Executive Director to negotiate the acquisition of the property located at 7402-08 W. Washington St., in an amount not to exceed \$235,000.

and to take such further action as may be necessary and appropriate with respect to such matters.

A closed session for the above purpose is authorized pursuant to the provisions of Wis. Stats. Section 19.85(1)(e), which authorizes a governmental body, upon motion duly made and carried, to meet in closed session to deliberate or negotiate the purchase of public properties and the investment of public funds, or conduct other specified public business whenever competitive or bargaining reasons require a closed session.

A motion was made by Wayne Clark and seconded by Jason Metz to convene in closed session at 6:20 p.m.

The motion carried by the following vote:

Aye: Gerald Matter, Chair; Wayne Clark, Vice Chair; Ald. Czaplewski; Ald. Barczak; Karin Gale
Jason Metz

No: 0

Others present: John Stibal, Development Department Director
Patrick Schloss, Community Development Manager
Kristi Johnson, Community Development Supervisor

Staff was present on all matters discussed to provide background information and explain proposals.

Under Item a., discussion ensued regarding the negotiations with various developers for the Six Points/Farmers Market Redevelopment Area.

Under Item b., discussion ensued regarding the negotiations with various developers for the 84th & Greenfield Redevelopment Area.

Under Item c., discussion ensued regarding the Resolution authorizing the Executive Director to approve the Offer Terms and Conditions submitted by HSA Commercial Real Estate for the property located at 1960 S. 67th Pl. (Juneau Highlands Business Park) for the construction of a 150,000 sq. ft. industrial facility.

Under Item d., discussion ensued regarding the Resolution authorizing the Executive Director to negotiate the acquisition of the property located at 7402-08 W. Washington St., in an amount not to exceed \$235,000.

Upon conclusion of the closed session at approximately 6:34 p.m. a motion was made by Wayne Clark and seconded by Ald. Barczak to reconvene in open session to consider its public agenda, including motions to recommend approval or rejection of above-listed deliberations or any of the public agenda items that have not been acted upon.

The motion carried unanimously.

6. Resolution authorizing the Executive Director to approve the Offer Terms and Conditions submitted by HSA Commercial Real Estate for the property located at 1960 S. 67th Pl. (Juneau Highlands Business Park) for the construction of a 150,000 sq. ft. industrial facility.

A motion was made by Wayne Clark and seconded by Karin Gale to approve the Resolution authorizing the Executive Director to approve the Offer Terms and Conditions submitted by HSA Commercial Real Estate for the property located at 1960 S. 67th Pl. (Juneau Highlands Business Park) for the construction of a 150,000 sq. ft. industrial facility.

The motion carried unanimously.

9. Resolution authorizing the Executive Director to negotiate the acquisition of the property located at 7402-08 W. Washington St., in an amount not to exceed \$235,000.

A motion was made by Wayne Clark and seconded by Ald. Barczak to approve the Resolution authorizing the Executive Director to negotiate the acquisition of the property located at 7402-08 W. Washington St., in an amount not to exceed \$235,000.

The motion carried unanimously.

19. Adjournment.

There being no further business to come before the Authority a motion was made by Wayne Clark and seconded by Jason Metz to adjourn at 6:36 p.m.

Respectfully submitted,

Kristi Johnson
Department of Development